

Chapter 12 - Section 12.02.01

Model Home Signage

The following Revised Guidelines are now adopted by Cape Cave Corporation, the Developer, and are also a part of the Revised New Construction Guidelines dated June 2009.

Sign review specifications include, but are not limited to size, design, material, color, location and installation method.

Builder/Contractor Signs For Actively Utilized Model Homes:

Sign specifications must be submitted to The Developer for written approval.

Model Home signs are limited to actively utilized Model Homes.

Limit of one {1}. Model Home sign for each Model Home.

The sign may be double sided, but not of a V design.

Maximum size: 3 feet high x: 4 feet wide for the main body of the sign.

Top of the sign, including any signposts, is limited to 48 inches from the ground.

Room must be left under signs with signposts for grass cutting or landscape maintenance.

Illuminated signs are not allowed,

Monument type signs will be reviewed on a case-by-case basis.

Sign placement must not obstruct any driver's view of the road way or intersection.

In addition, one (1) 12 x, 18 inch parking directional sign per Model Home is allowed.

In addition, one (1) 12 x 18 inch" For Sale" sign per Model Home is allowed.

Written Approval by the Developer will be on a non-precedent setting case-by-case basis.

Builder/Contractor Temporary Display Flags for Actively Utilized Model Homes:

No more than two (2) temporary display flags, including American Flags, may be displayed at a time.

Display flags, including the flag Pole, cannot extend out more than eight (8) feet from ground level.

Flags can only be displayed if the Model Home is open with on site sales personnel present.

Flags must be stored indoors when the Model Home is closed or at night.

Flags must be displayed in front of the Model Home.

Flags cannot be displayed on adjacent lots or on parking lots for the Model Home.

The placement of any type of banner outside of the Model Home is prohibited.

The placement of any type of balloon or inflatable outside of the Model Home is prohibited.

The placement of any other type of display device outside of the model home is prohibited.

New Construction Project Announcement Signs:

Sign specifications must be submitted to the Developer for written approval.

Limit of one (1) project announcement sign for each construction project.

- The sign may be double sided, but not of a "V" design.

Maximum size: 3 feet high x 4 feet wide for the main body of the sign.

Top of the sign, including any signposts, is limited to 48 inches from the ground.

Room must be left under the signs with signposts for grass cutting or landscape maintenance.

Illuminated signs are not allowed.

Sign placement must not obstruct any driver's view of the roadway or intersection.

Project Announcement signs can be displayed once application is made for a building permit

Project Announcement signs must be removed when the building permit is CO'ed, expired or cancelled.

The use or display of any type of temporary flags, banners, balloons, or other like devices is prohibited.

Written Approval by the Developer will be on a non-precedent setting case-by-case basis.

Commercially Zoned Property Signage:

Sign specifications must be submitted to the Developer for written approval.

These signs are limited to commercially zoned property.

There is a limit of one (1) sign per lot or project

The sign may be double sided, but not of a "V" design.

Maximum size: 3 feet high x 4 feet wide for the main body of the sign.

Top of the sign, including any signposts, is limited to 48 inches from the ground.

Room must be left under the signs with signposts for grass cutting or landscape maintenance.

Illuminated signs are not allowed.

Monument type signs will be reviewed on a case-by-case basis.

Sign placement must not obstruct any driver's view of the roadway or intersection.

Project Announcement signs can be displayed once application is made for a building permit.

Project Announcement signs must be removed when the building permit is CO'ed, expired or cancelled.

The use or display of any type of temporary flags, banners, balloons or other like devices is prohibited.

Written Approval by the Developer will be on a non-precedent setting case-by-case basis.

Any Other Signage During Construction:

Builder/Contractor or Sub Contractor identification signs are limited to 12x18 inches.

Identification signs are limited to one (1) per Builder/Contractor or Sub Contractor.

All signs must be removed when the building permit is CO'ed, expired or cancelled

The use or display of any type temporary flags, banners, balloons or other like devices is

prohibited.

Developer Authority:

The Developer's Guidelines for Model Homes Signage may, without notice, be subject to change from time to time and are not solely limited to the items referenced in these Guidelines.

Any written Approval by the Developer will be on a non-precedent setting case-by-case basis.

The Property Owner or Owner's agent shall be responsible for maintenance and up keep of approved signs. Derelict, abandoned, illegible or otherwise non-maintained signs or flags are not permitted.

The Developer upon 5 days written notice to the Property Owner, Owner's agent or builder/contractor may remove any non-approved, non-maintained or improperly located sign or flag. Entry on the property by the Developer for the removal of any such sign shall not be deemed a trespass.

Effective Date:

June 30, 2009 is the effective date of these Revised Guidelines.

Any banners, balloons, inflatable or like display item conflict with these Guidelines must be removed within 30 calendar days of the effective date.

Any existing signs or temporary display flags not meeting these Guidelines must be either be modified to meet these Guidelines or removed within 30 calendar days of the effective date.

The Builder/Contractor is responsible for notifying their Sub Contractors of these Guidelines.

Enforcement:

Failure to adhere to these Guidelines is a violation of the Deed Restrictions of Rotonda West. The Property Owner is responsible for any Deed Restriction violation.. The Rotonda West Association (RWA) enforces the Deed Restrictions. The RWA can impose fines on the Property Owner for Deed Restriction violations.

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Revised Guidelines for Model Home Signage, Rotonda West, June 2009